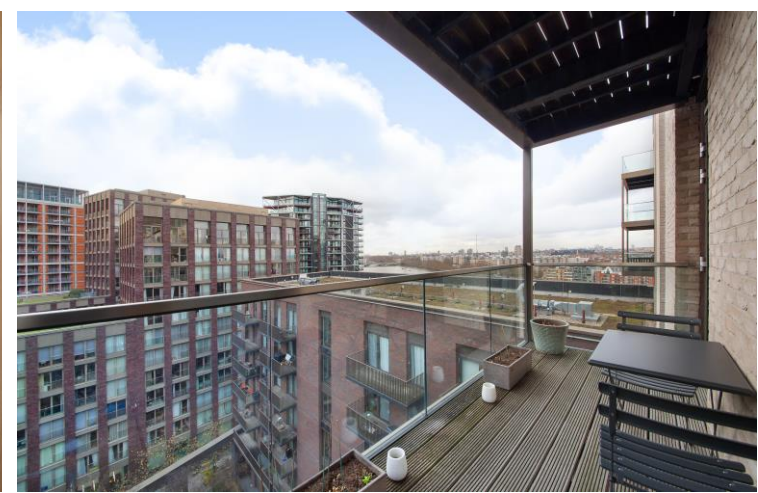
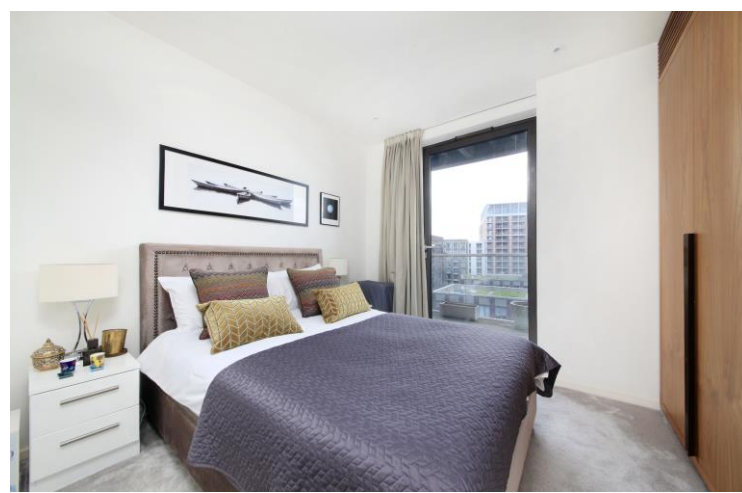




Ambassador Building
5 New Union Square, SW11





This stunning apartment is set on the eleventh floor of the Ambassador Building and is exquisitely finished to an exceptionally high standard.

Comprising a large light and bright open plan kitchen living room which leads out onto a sunny balcony with views over Nine Elms and the river Thames, master bedroom is a generous double and benefits from two built in wardrobes and a stunning ensuite bathroom, the second bedroom is also a double room and has a large built in wardrobe. The apartment is in excellent condition and has been very well cared for over the last few years.

The private facilities for residents are second to none. Embassy Gardens was built around luxury with the Legacy Building as its crown jewel. There is a 24-hour concierge, cinema screening room, library & lounge, business centre, dry cleaning service, yoga studio, 2 private gymnasiums and an indoor swimming pool & famous sky pool.

Local Amenities are plentiful with options such as the BBC MasterChef-renowned Darby's restaurant, District coffee shop and The Alchemist cocktail ba, as well as a large Waitrose supermarket located within Embassy Gardens.

Nine Elms tube station, part of the Northern Line extension, has now opened and is a 5 minutes' walk from Embassy Gardens providing easy access into Central London. The transport links of Vauxhall Station are also within walking distance through the newly opened green spaces leading to Vauxhall.

- Two Bedrooms
- Balcony
- Two bathrooms
- River Views
- Excellent condition
- Chain Free

Guide Price £900,000

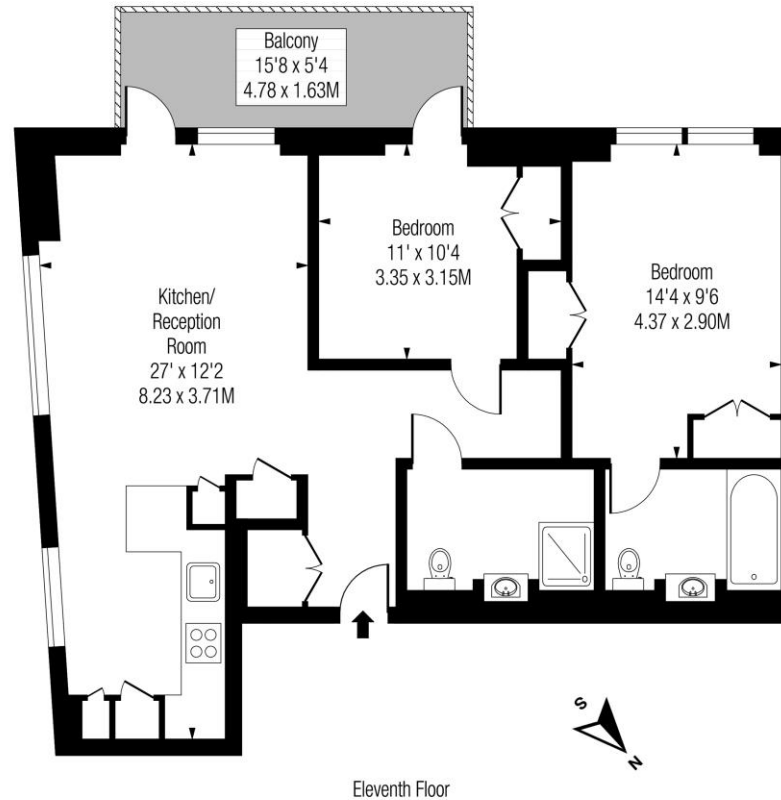
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
71-80 C	82	82
61-70 D		
51-60 E		
41-50 F		
31-40 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: Leasehold 986 years
Service Charge: £7338
Ground Rent: £375 Bi-annual
Local Authority: London Borough of Wandsworth
Council Tax Band: H

Chestertons Battersea Park & Nine Elms Sales

59 Battersea Bridge Road
 London
 SW11 3AU
 batterseapark@chestertons.co.uk
 0203 040 8700
 chestertons.co.uk

Ambassador Building, SW11



Approx Gross Internal Area

854 Sq Ft - 79.34 Sq M

Includes Limited Use Area - 12 Sq Ft

Drawn in accordance with IPMS 3B: Residential

Illustration For Identification Purposes Only - Not to Scale

www.homespacestudio.co.uk - Ref. No. 51180



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